

ORDINANCE NO. _____

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, DIVISION 5, SECTION 38-84, R-T/Z RESIDENTIAL TOWNHOUSE/ZERO LOT LINE ZONE TO PROVIDE CLARITY TO SETBACK REQUIREMENTS OUTSIDE AND WITHIN THE URBAN OVERLAY ZONE.

SECTION 1. BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, Division 5, Section 38-84, to delete the section in its entirety and substitute in lieu thereof the following:

Sec. 38-84 Height, Area and Building Regulations

(1) For Areas outside the Urban Overlay Zone

(a) Maximum Density: 8 units per acre

(b) Minimum Lot Width:

- Single-Family Detached Units: 35 feet
- Zero Lot Line Units: 35 feet
- Townhouse Units: 24 feet

(c) Minimum Front Yard Setback (from any Exterior Public Street):

- Single-Family Detached Units: 25 feet
- All Other Buildings: 40 feet; May be reduced to 25 feet if Type C Landscaping or equivalent (refer to Landscaping Provisions) is provided along the exterior street(s).

(d) Minimum Front Yard Setback (from any Interior Public Street): 15 feet; 10 feet if rear parking and loading is provided.

(e) Minimum Rear Yard Setback: 25 feet

(f) Minimum Side Yard Setback:

- Single-Family Detached Units: 10 feet
- Zero Lot Line Units: From 0 to 1.5 feet, or a minimum of 10 feet from the adjacent property line if buildings are to be separated over 1/10 of a foot. The eave overhang is the only permitted element of the building structure allowed in the 1.5 feet setback. The opposite side yard must be at least ten 10 feet and must be kept perpetually free of permanent obstructions (such as accessory buildings).
- Townhouse Units (when a side yard exists): 25 feet; 10 feet if abutting RT-1, RZ-1, R-3, R-4, O-1 or any commercial or industrial zone.

(g) Building Separation:

- Single Family Detached Dwellings: Shall be separated by not less than forty (40) feet except ten (10) feet from side to side.
- Three or More Unit Townhouses: Shall be separated by not less than forty (40) feet except fifteen (15) feet end to end or end to the side of other permitted housing types.

(2) For Areas within the Urban Overlay Zone

(a) Maximum Density: 12 units per acre

(b) Minimum Lot Width:

- Single-Family Detached Units: 25 feet
- Zero Lot Line Units: 25 feet
- Townhouse Units: 16 feet

(c) Front Yard Setback (from any Exterior Public Street):

- The front yard setback from any exterior public street for single-family detached, zero lot line, and townhouse units shall be equal to the average (mean) setback of existing residential structures located wholly or in part within three hundred (300) feet on each side of such lot within the same block face and fronting on the same side of the street, \pm five (5) feet. Setbacks on corner lots of a greater distance may be required by the City Traffic Engineer prior to the issuance of any building permit to insure adequate sight triangle visibility.
- If there are no existing residential structures within 300 feet on the same block face and fronting on the same side of the street, then the minimum front yard setback shall be 15 feet.

(d) Minimum Front Yard Setback (from any Interior Public Street): 15 feet; 10 feet if rear parking and loading is provided.

(e) Minimum Rear Yard Setback: 15 feet

(f) Minimum Side Yard Setback:

- Single-Family Detached Units: 10 feet; 5 feet if abutting RT-1, RZ-1, R-3, R-4, O-1 or any commercial or manufacturing zone.
- Zero Lot Line Units: Side yard setback for zero lot line units must be from zero (0) to one and one-half (1½) feet, or a minimum of six (6) feet from the adjacent property line if buildings are to be separated over a tenth of a foot. The eave overhang is the only permitted element of the building structure allowed in the one and one-half (1½) feet setback. The opposite side yard must be at least six (6) feet and must be kept perpetually free of permanent obstructions (such as accessory buildings).
- Townhouse Units (when a side yard exists): 25 feet; 6 feet if abutting RT-1, RZ-1, R-3, R-4, O-1 or any commercial or manufacturing zone.

(g) Building Separation:

Single Family Detached Dwellings: Shall be separated by not less than forty (40) feet except six (6) feet from side to side.

Three or More Unit Townhouses: Shall be separated by not less than forty (40) feet except fifteen (15) feet end to end or end to the side of other permitted housing types.

(3) ALL DEVELOPMENT - The following regulations apply to all development within the R-T/Z Zone.

(a) Security & Privacy: To assure security within a development, no windows, doors, or other openings are permitted on the zero lot line of structures except that the use of translucent glass block shall be permitted to allow natural light to enter the building without significantly compromising privacy.

(b) Maximum Building Height: 35 feet or 2½ stories

(c) Sidewalks: Sidewalks, if provided, are to be built according to jurisdictional standards.

(d) Landscaping Regulations

- All property lines abutting R-1 zoned property must have Type C landscaping or equivalent (refer to Landscaping Provisions).
- Townhouse development which fronts on exterior public streets must have front yards which are at least sixty-five percent (65%) grass/landscaping with any driveway and/or sidewalk to be composed of concrete or pavers. Landscaping along all property lines fronting exterior streets must be provided subject to review and approval of a site-specific landscape plan.

(e) Site Plan Requirement: A site sketch plan shall be submitted with the rezoning application and shall show the following:

- Site access and preliminary street layout.
- Type of off-street parking.
- Preliminary lot design.
- Range of lot sizes.
- Number of lots.
- Acreage.
- Open space/recreation areas if provided.
- All buffer, landscape and screen areas including site specific landscape design.

SECTION 2. BE IT FURTHER ORDAINED, That this Ordinance shall take effect two

(2) weeks from and after its passage.

PASSED on Second and Final Reading

_____, 2013

CHAIRPERSON

APPROVED: ____ DISAPPROVED: ____

DATE: _____, 2013

MAYOR

/mms